

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, April 2, 2014 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: In person: Chair Susan Stauder, Ald. Lyda Krewson, Patrick Brown; and by telephone: Ald. Shane Cohn, Rich Bradley, Dave Visintainer, Dan Jay, Ted Spaid, Michael Powers

Commissioners Absent: Ivy Pinkston
(3 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Adona Buford, Don Taylor; Mary Hart Burton (by phone)

Counsel Present: David Meyer, City Counselor's Office

Guests: Greg Otto, Jenkins & Kling

At 5:34 p.m., Director Don Roe addressed the Commissioners and informed Chair Stauder a quorum was present.

Chair Stauder called the meeting to order and asked for a motion on the minutes from the March 5, 2014 meeting. Alderman Cohn moved to approve; Commissioner Bradley seconded. The nine Commissioners present voted to approve by roll call vote: Susan Stauder, Ald. Lyda Krewson, Ald. Shane Cohn, Rich Bradley, Patrick Brown, Dan Jay, Ted Spaid, Dave Visintainer, Michael Powers.

Dick Zerega presented item 4, *PDA-040-14-REZ (Rezoning by Petition) – 4301 Hampton – Rezone F & A to F only – (CB 6316) – St. Louis Hills Neighborhood*. Greg Otto of Jenkins & Kling on behalf of the property owner explained further details about the project. Commissioner Jay moved to approve, and Commissioner Brown seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Dick Zerega next presented item 3, *PDA-004-14-REZ (Rezoning by Initiation) – Chouteau Corridor – 2110-12 & 2118-30 Chouteau (CB 2276.04), 1001 Mackay & 1116 Missouri (CB 2268) – Rezone J to F – Lafayette Square Neighborhood*. He reviewed previous Commission action in the area and explained the basis for the staff recommendation in favor of making the zoning change along Chouteau in the Lafayette Square Neighborhood Historic District. Don outlined the Alderman's interaction with the owners in the area and how those discussions influenced the ultimate recommendation. After further discussion and questions from the Commissioners, Commissioner Powers moved to approve, and Alderman Krewson seconded. Previous roll was requested. There was no objection to use of the previous roll, and the item was approved with all voting yes.

Don presented a preview of several items under new business. In conjunction with Mary Hart Burton, the Zoning Administrator, he noted that new legislation is being prepared for a text change to the zoning code to update the licensing processes that stem from Chapter 8 and Chapter 26 of the City Code and the plat-and-petition process. Mary indicated her department processes approximately 150 each year. Don also noted staff is considering recommending text changes to the Central West End Form-Based District code to incorporate modifications that have become necessary since its implementation last year, and also that there may be a proposal in conjunction with Mary's department for a text and map change to the 'I' Central Business District regulation in the Zoning Code. The Commission can expect future action on these items.

Other business for this meeting:

Don Roe noted that the list of items delegated to him for approval with his analysis and recommendations was included with the materials provided to the Commissioners and invited Commissioners who wish to discuss those items with him to do so at their convenience.

Chair Stauder asked for a motion to adjourn. Motion made by Commissioner Brown; Commissioner Powers seconded. Hearing no objection, the meeting adjourned at 6:06 PM.



Susan Stauder, Chair